058.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	684,300 / 684,300
					USE VALUE:	684,300 / 684,300
					ASSESSED:	684,300 / 684,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		LENNON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ULLRICH ALBERT
Owner 2:	
Owner 3:	
Street 1:	14 LENNON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COVEL JOHN J & ALICE B -
Owner 2:	-
Street 1:	14 LENNON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .117 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 1368 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5113.000	282,900		401,400	684,300
Total Card	0.117	282,900		401,400	684,300
Total Parcel	0.117	282,900		401,400	684,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 500.22 /Parcel: 500.22

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 38159

GIS Ref

GIS Ref

Insp Date 09/04/18

!4940!

PREVIOUS ASSESSMENT

Parcel ID 058.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	282,900	0	5,113.	401,400	684,300		Year end	12/23/2021
2021	101	FV	274,500	0	5,113.	401,400	675,900		Year End Roll	12/10/2020
2020	101	FV	274,500	0	5,113.	401,400	675,900	675,900	Year End Roll	12/18/2019
2019	101	FV	215,000	0	5,113.	395,600	610,600	610,600	Year End Roll	1/3/2019
2018	101	FV	221,700	0	5,113.	303,900	525,600	525,600	Year End Roll	12/20/2017
2017	101	FV	221,700	0	5,113.	286,700	508,400	508,400	Year End Roll	1/3/2017
2016	101	FV	221,700	0	5,113.	263,800	485,500	485,500	Year End	1/4/2016
2015	101	FV	209,400	0	5,113.	246,600	456,000	456,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:23:47

LAST REV

Date	Time
09/25/18	09:57:10
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4940

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COVEL JOHN J &	47629-538		6/15/2006		445,000	No	No		
	10496-311		4/3/1964			No	No		N

USER DEFINED

Prior Id # 1:	38159
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/2014	666	Heat App	11,500					
6/21/2006	492	Redo Bat	6,500	C		G8	GR FY08	
6/10/2002	461	Porch	7,500	C		G4	GR FY04	EXTEND/ENCLOSE POR

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2018	Inspected	CC	Chris C
8/9/2018	MEAS&NOTICE	BS	Barbara S
6/26/2014	Info Fm Prmt	PC	PHIL C
12/3/2008	Meas/Inspect	345	PATRIOT
12/5/2006	MLS	HC	Helen Chinal
8/3/2006	Permit Visit	BR	B Rossignol
1/11/2000	Meas/Inspect	263	PATRIOT
7/29/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5113		Sq. Ft.	Site		0	70.	1.12	6									401,375						401,400	

Total AC/HA:	0.11738	Total SF/SM:	5113	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	401,375	Spl Credit		Total:	401,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	77981
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	347500
Depreciation:	64635
Depreciated Total:	282865

COMMENTS

643-0450 SKUttLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

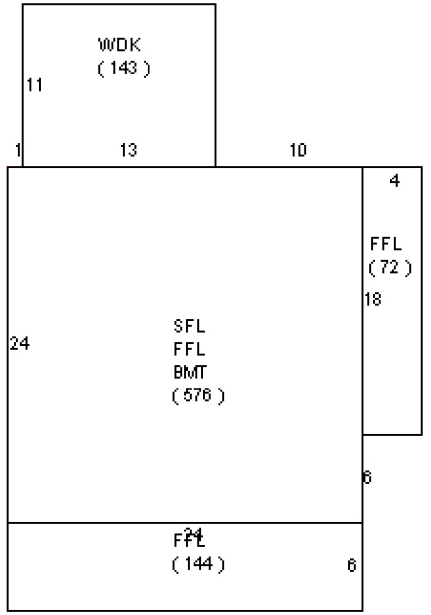
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2006
Plumbing:	
Electric:	
Heating:	2006
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	173.73
Special Features:	0	Val/Su Net:	135.55
Final Total:	282900	Val/Su SzAd	206.80

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	792	173.730	137,592
BMT	Basement	576	52.120	30,020
SFL	Second Floor	576	173.730	100,067
WDK	Deck	143	12.860	1,839

Net Sketched Area:	2,087			Total:	269,518
Size Ad	1368	Gross Area	2087	FinArea	1368

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

058.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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